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CHAPTER 2

EARTHWORK, EROSION CONTROL, LANDSCAPING AND PARKS

2.00.00 EARTHWORK AND GRADING

All work performed according to this section must comply with the general requirements contained within Chapter 1, the acceptance requirements of Chapter 10, the requirements outlined in the City of Delta Stormwater Management Manual (SWMM) and the NPDES requirements established by the Colorado Department of Public Health and Environment (CDPHE). All earthwork operations shall be executed in a manner that will minimize dust, noise, excessive accumulation of debris, danger to the public, and interference with other construction. Positive drainage and adequate erosion control shall be provided at all times during the earthwork operations.

Earthwork operations shall be executed to provide compaction to a minimum 85-percent Standard Proctor density at ± 3 percent of optimum moisture in areas to be eventually turfed or planted and compaction to minimum 95 percent Standard Proctor density at ± 2 percent of optimum moisture under all walks, trails, streets, structures, public rights-of-way, and other site improvements. In areas of granular materials, use of the Modified Standard Proctor (ASTM-1557) shall be used for a compaction to minimum 90 percent density at ± 2 percent of optimum moisture. Testing, if required by the City to demonstrate compliance with this specification, shall be performed per AASHTO T-180 or the above referenced ASTM standard by a qualified soils technician and stamped by a Professional Engineer registered in the State of Colorado and practicing in the field of soil mechanics in order to assure compliance with the City specifications for compaction. All costs for such testing shall be paid by the Responsible Party. Refer to the applicable section in these STANDARDS AND SPECIFICATIONS for compaction requirements within the public right-of-way.

Upon completion of earthwork operations, the Responsible Party shall leave the site and soil clean to allow for proper installation of irrigation, plantings, and related site improvements. Completed grades shall be smoothly and uniformly sloped, properly compacted, and shall provide drainage away from site improvements. All banks or slopes constructed shall be maintained in a stable condition by approved methods to prevent slips, washouts, or erosion. No area to be seeded or sodded shall be steeper than a 4:1 maximum slope (4 horizontal: 1 vertical), nor flatter than a 2-percent minimum slope. Final grades shall conform to the final drainage study and overlot grading plans.

2.10.00 EROSION CONTROL

The primary goal of all erosion control systems is to prevent unacceptable erosion and maintain water quality at acceptable levels. This shall be accomplished by analyzing pertinent environmental factors and applying technical procedures that result in a workable plan.

There are two major elements in developing an erosion and sedimentation control plan. The first is an investigation and analysis of the natural characteristics of a site (such as soil type, steepness of slopes, and available vegetation) that will help the Responsible Party anticipate where erosion problems might occur. Detailed information on soils, vegetation, topography, geologic, and hydrologic conditions shall be obtained for the site. The second element is use of effective control measures. Attention shall be given to identify and evaluate problems that may cause serious erosion during and after construction. Runoff from the site, as well as runoff from the watershed above, shall be controlled and discharged safely. Measures shall be taken to prevent erosion and sediment deposition on downstream properties.

2.10.01 Limitations

No person shall clear or grade land without implementing soil erosion and sediment controls in accordance with the requirements of the CDPHE Water Quality Control Division.

2.11.00 EROSION AND SEDIMENT CONTROL PLANS

2.11.01 Review and Approval

Responsible party shall submit a copy of the approved CDPHE permit for Stormwater Discharges associated with Construction Activity prior to beginning any work.

2.11.02 Grading and Erosion Control Notes

The following minimum control measures shall be stated on, as well as incorporated into the overlot grading and erosion control plan:

GRADING NOTES

- (A) All site grading (excavation, embankment, and compaction) shall conform to the recommendations of the latest soils investigation for this property.
- (B) Natural vegetation shall be retained and protected wherever possible. Exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operation and for the shortest practical period of time.
- (C) Topsoil shall be stockpiled to the extent practicable on the site for use on areas to be revegetated. Any and all stockpiles shall be located and protected from erosive elements.
- (D) Temporary vegetation shall be installed on all disturbed areas where permanent surface improvements are not scheduled for installation within three months. Vegetation shall be a vigorous, drought tolerant, native species mix. Project scheduling should take advantage of spring or fall planting seasons for natural germination, but seeded areas shall be irrigated, if conditions so merit.
- (E) At all times, the property shall be maintained and/or watered to prevent wind-caused erosion. Earthwork operations shall be discontinued when fugitive dust significantly impacts adjacent property. If earthwork is complete or discontinued and dust from the site continues to create problems, the Responsible Party shall immediately institute mitigative measures and shall correct damage to adjacent property.
- (F) Temporary cut/fill slopes shall not exceed a steepness of 2:1 (2H: 1V). Permanent slopes shall not exceed 4:1 (4H: 1V) in areas to be seeded or sodded.
- (G) Utility construction is not approved under this plan.
- (H) The Responsible Party shall provide any additional dust abatement and erosion control measures deemed necessary by the City, should conditions merit them.
- (I) Temporary fences may be required along all boundaries of the construction limits as shown on the approved erosion control plan, to prevent grading on property not owned

by the Responsible Party. In addition, the City may require additional temporary fences if field conditions so merit them.

2.11.03 Standard Erosion Control Details

In the Appendix of these STANDARDS AND SPECIFICATIONS are the standard erosion control details which are acceptable to the City of Delta.

2.20.00 GENERAL LANDSCAPE SPECIFICATIONS

The purpose of this Section is to enhance the aesthetic appeal of new development. Landscaping reduces heat and glare, facilitates movement of traffic within parking areas, shades vehicles and parking surfaces reducing local and ambient temperatures, buffers and screens vehicles from adjacent properties, promotes natural percolation of surface waters, improves air quality, buffers and screens potentially incompatible uses from one another, and conserves the value of property and neighborhoods within the City.

2.21.00 DESIGN STANDARDS

2.21.01 General Requirements

- A. Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, along street frontages, and within abutting rights of way.
- B. A minimum of 1 tree and 3 shrubs shall be required for every 1000 sq. ft. of landscaped area
- C. Fire hydrants must not be obscured by plant material.
- D. No thorny shrubs or trees shall be allowed near sidewalks or within recreation areas.
- E. Vegetation, fences, walls, and berms shall not be unsafe to motorists or pedestrians and shall comply with the sight distance specifications of section 6.17.00 of this manual.
 - 1. No plants shall be over 24" in height within 60' of arterial street corners.
 - 2. No plants shall be over 24" in height within 50' of collector street corners.
 - 3. No plants shall be over 24" in height within 35' of local street corners.

2.21.02 Submittal Requirements

- A. Landscape plans shall be provided as specified in the drawing standards checklist of this manual
- B. Landscape plans shall be stamped by a licensed Landscape Architect as required by the State of Colorado.

2.21.03 Non Vegetative Material

All landscaped areas with non plant material shall conform to the following:

- A. All non-vegetative areas shall be covered with wood mulch or rock
- B. Rock shall be 1" to 3" in size
- C. Wood chips or bark shall be less than 6" in length
- D. Non plant material shall be spread a minimum of 3" in depth
- E. Geo textile with a 3.5 oz spun bond fabric or greater, weed barrier shall be placed underneath non vegetative areas

2.21.04 Vegetative Material

Vegetation must be suitable for Delta's climate and soils. See the approved tree and shrub lists in the Appendix of this Chapter. All planting shall be done in accordance with good horticultural practices.

- A. A soils report shall be submitted as part of the landscape plans. This soils report shall be from a "standard or routine soil test" of a sample taken from the proposed landscape area, shall show the location of soil samples taken, and shall recommended amendments to the soil in actual pounds of plant nutrients per acre. If needed, soils shall be amended before any vegetation is planted.
- B. Trees

No tree shall be planted unless it is listed on the approved tree list or allowed by the parks director. See the approved tree list in the Appendix of this Chapter.

- 1. Trees shall not be planted:
 - a. Within 25' of the centerline of utility poles;
 - b. Any closer than 7' from public curb, gutter, sidewalk, or asphalt;
 - c. In a way that will obstruct or damage street lights, street signs, etc;
 - d. Near a light pole if eclipsing of light will occur at maturity.
- 2. Tree canopies shall not overlap by more than 20% of the diameter of the tree canopy at maturity, except that clustering of certain species may be allowed so long as clustering does not adversely affect the mature canopy.
- 3. At planting, tree trunks must be reasonably straight with minimal doglegs.
- 4. Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.
- 5. Shade trees shall be 1½" caliper (measured 6" above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of 30' or greater.
- 6. Ornamental trees shall be 1½" caliper (measured 6" above root ball) at time of planting. At maturity, an ornamental tree has a spread and height of 15' to 30'.
- 7. Evergreen trees shall be a minimum of 6' tall at time of planting

- C. Shrubs

No shrub shall be planted unless it is listed on the approved shrub list or allowed by the parks director. See the approved shrub list in the Appendix of this Chapter.

1. Deciduous shrub shall be a 5-gallon container size
2. Evergreen shrub shall be a 5-gallon container size
3. Minimum square footage of planting areas for a 5-gallon evergreen or deciduous shrub shall be 16 square feet.
4. Perennials and ground covers shall be a 1-gallon container size

D. Other

Other materials may not be installed unless it is listed on the applicable approved list or allowed by the City.

1. Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed.
2. Noxious weeds are not allowed per the Colorado Noxious Weed Act Title 35 Article 5.5, enacted 1996

2.21.05 Protection of Landscaped Areas

- A. All landscape areas shall be protected from vehicles through the use of permanently affixed material such as concrete curbing, large rocks, or other similar obstructions
- B. Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick or substantial wood material. Plastic and other light duty edgings are not allowed.

2.21.06 Irrigation

All required vegetation and landscaped areas shall be provided with an irrigation system and shall comply with the standards of section 2.50.05.

2.22.00

PRESERVATION OF SIGNIFICANT LANDSCAPE FEATURES

- A. Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified to the City as part of the development review process.
- B. To the extent the City deems practicable, such natural features shall be preserved.
- C. If a significant live feature which was to be preserved dies or is substantially damaged the developer shall replace it with an equivalent feature as determined by the City.
- D. No person shall kill or damage a landscape feature required to be preserved by this Section.
- E. The developer shall protect trees from compaction under the canopy drip line of the tree unless the City allows otherwise.
- F. During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.
- G. All protection measures shall be clearly identified on the construction and landscape plans.

- H. No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.

2.23.00 MAINTENANCE

The owners, tenants, and occupants for all new and existing uses in the City shall maintain all landscaping, fencing, and other related improvements in a healthy, neat, and well maintained condition.

Maintenance includes watering, weeding, pruning, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.

- A. Any plant that dies within 1 year of acceptance by the City shall be replaced with an equivalent live plant within ninety (90) days of notification or, if during the winter, by the next May 1st.
- B. Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.
- C. The City may, without notice and without a warrant, enter the property from time to time to inspect the condition of landscaping.
- D. All landscaping shall be maintained in good repair and safe condition. Violation of this provision is hereby declared to be a nuisance which may be abated by the City in any lawful manner.

2.24.00 XERISCAPING

Because of Delta's desert environment, xeriscaping and the use of xeric (low water use) plants are strongly encouraged. Xeriscape designs shall employ the following basic principles:

- A. Comprehensive planning and design for low water use;
- B. Creating practical turf areas;
- C. Selecting low water use plants;
- D. Organizing plants by water usage;
- E. Adequate soil prep;
- F. Using water conserving mulches;
- G. Irrigating efficiently;
- H. Maintaining the landscape appropriately (Source: Denver Water Board).

2.25.00 PARKING AREAS

Landscaping is required within interior areas and perimeter boundaries of parking areas to direct traffic, protect pedestrians, provide shading, reduce heat and glare, and to screen cars from adjacent properties and city streets.

All parking areas shall be landscaped as follows:

- A. A landscape island is required at each end of every row of parking spaces, regardless of length or number of spaces.
- B. Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of

parking lot island shall be eight feet (8'), measured from back of curb to back of curb.

- C. Concrete curbing shall surround landscape islands from parking lot surface areas to protect each landscape islands from vehicles.
- D. A corner area (where it is not feasible to park a vehicle) may be considered an end island for rows that terminate at the perimeter of the parking area. Such end island shall be landscaped.
- E. Parking lot interior and exterior landscaping shall include trees, shrubs, groundcover, and irrigation to the standards of this manual.

2.26.00 BUFFERING/SCREENING

Screening and buffering may include any combination of the following:

- A. Fences and walls
 - 1. Fences and walls shall conform to sections 15.04.060 and 17.04.240.B of the City Code and shall not obstruct site triangles as detailed in section 6.17.00 of this manual.
- B. Berms
 - 1. Berms shall be designed with a maximum slope of 4:1 for turf areas and 3:1 for shrub beds. Berm slopes must be stabilized with vegetation and irrigation or by other means consistent with this manual. Berms shall be undulating both vertically and horizontally with an average height of no less than 2ft.
- C. Landscaped or vegetative areas
- D. Increased setbacks

2.50.00 GENERAL PARK SPECIFICATIONS FOR THE CITY OF DELTA

The following are the minimum specifications required by the City of Delta for the construction of Park Areas, Sports Packages, and Open Space Areas. All new areas shall include amenities which allow people of all ages to use and enjoy the park. Overall park, sports area, and open space area layout and design shall be approved by the City.

- (A) A minimum of two dog waste stations shall be installed. Stations shall include a Pet Pick-up brand bag dispenser or approved equal and a container for the disposal of waste bags.
- (B) Trash receptacles shall be placed at strategic locations throughout the park. Trash receptacle size, location, design and material shall be approved by the City. The City may require multiple trash receptacles be placed close to playground, restrooms and other amenities. Thirty (30) gallon size containers may be required at remote locations. Park design may require areas for City 90 or 300 gallon receptacles.
- (C) A minimum of two benches and two picnic tables per acre shall be provided. Benches and tables shall be Webcoat Visions Innovated Products, Inc or approved equal. Benches shall be a minimum of 6' in length constructed with a minimum of 2 ¾" OD powder coated steel frames. Bench seat and back shall be Thermo-Plastic coated. Tables shall be a minimum of 8' in length and have an accessible ADA area. Tables shall be constructed with a minimum of 2 ¾" OD powder coated steel frames. All table tops shall be constructed with #9 expanded metal and shall be Thermo-Plastic coated.
- (D) Two security lights shall be installed per acre. Additional lights may be required specifically to illuminate any playground areas. Levels of illumination per park and playground space shall be a minimum of 1fc and a maximum of 3fc.

- (E) All parks, sports package areas, and open space areas shall include restroom facilities as required in Section 2.50.02.
- (F) Prior to construction of any park, all utility costs (i.e water/sewer tap fees, water/sewer system improvement fees, etc.) shall be paid. All utility connections shall be at developers expense.

2.50.01 Children's Play Structures

- (A) Children's Modular Play Structures shall be from Miracle Recreation Equipment Company or approved equal. (No wooden structures will be allowed.)
- (B) All play units shall consist of a minimum of 6 play components for ages 5 to 12. All play structures shall be required to display a manufacturer's identification.
- (C) All play equipment shall comply with current ADA law according to ASTM F1487-93 standards.
- (D) All play equipment shall meet or exceed the latest CPSC Handbook for Public Playground Safety. Copies are available on the internet at www.cpsc.gov.
- (E) Free standing swings shall consist of a minimum of 2 bays, 1 bay will have 2 enclosed tot seats and one bay will have 2 belt seats, with required protective area. A bay by the City's definition will be a space for 2 swings.
- (F) A parental viewing area shall be provided and include a minimum of two (2) benches per playground in addition to the benches as required in 2.50.00 (C). Benches shall be according to 2.50.00 (C).
- (G) All equipment shall be installed in accordance with the Manufactures Specifications. For City owned parks and equipment, a copy of all manufactures warranty and specifications shall be provided to the City prior to acceptance by the City.
- (H) Protective ground space around play structures and swings shall meet or exceed ASTM F1487-93 Standard Consumer Safety Performance Specifications for playground equipment. Protective ground space shall also meet the following standards:
 - 1. A 6" tall and 4" wide concrete border shall be installed around the playground baseline.
 - 2. A 5' wide concrete sidewalk shall be installed for ADA access to the nearest Handicap transition point.
 - 3. A drainage system shall be designed and installed under the playground area as approved by the City.
 - 4. Materials required for critical heights fall area shall be installed according to the CPSC Handbook for Public Playground Safety Section 4.5. See Table 2.a.4.

2.50.02 Restrooms

Restrooms shall be designed and constructed according to current City Building regulations. All Plans shall be approved by the City.

- (A) Restroom building shall be constructed for year round operation.
- (B) Lighting and adequately sized ventilation shall be required.
- (C) Parks less than 2 acres are required to have a minimum of one unisex (appropriate for both sexes) restroom with a partitioned toilet, urinal, and wash basin. Parks greater than 2 acres are required to have a minimum of 1 male restroom facility and 1 female restroom facility. Female section to include 2 partitioned toilets and wash basin. Male section to include 1 partitioned toilet, 1 urinal, and wash basin. Parks larger than 3 acres may be required to have additional restrooms or larger capacity restrooms as required by the City.
- (D) All facilities shall be accessed from the trail or parking area by a minimum 5' wide concrete sidewalk.
- (E) Trash receptacles a minimum of 3 gallon shall be wall mounted in each restroom. Female restroom shall include an addition Rubber Main brand or approved equal feminine product disposal receptacle installed in each stall.

- (F) Restrooms facilities shall be heated with a wall mount 220 volt electric heater.
- (G) Restroom construction shall comply with the most current ADA standards.
- (H) Restrooms must incorporate an outside drinking fountain attached to the building.
- (I) Restrooms shall include a wall mount 110 volt hand blow dryer and shall be located as per building code.

2.50.03 Parking

All Parks will have a paved parking lot constructed according to City Standards and Specifications Section 6.50.00. All parking lots shall be properly marked and signed.

- (A) Parks containing one acre or less will have a minimum of 7 spaces, one space being reserved for the handicapped. Parking spaces shall increase by 3 spaces per ½ acre of additional park space.
- (B) Two acre parks shall have a minimum of 14 spaces with 1 being reserved for the handicapped. Larger lots will require one handicap space per every 25 spaces or as required by the ADA. Parking spaces shall increase by 3 spaces per ½ acre of additional park space.

2.50.04 Landscaping

Turf area shall be seeded or sodded with a turf type tall fescue grass or blue grass as approved by the City.

- (A) A minimum of 18 trees per acre shall be installed from the City's approved tree list included in the Appendix of this Chapter. Also refer to Landscaping section 2.21.04.
- (B) A minimum of 24 shrubs per acre shall be installed from the City's approved shrub list included in the Appendix of this Chapter. Also refer to Landscaping section 2.21.04.
- (C) Turf area shall provide enough open turf clear of all obstructions, play equipment, landscaping, etc. for organized play. A minimum of ¼ acre per 1 acre park shall be provided. A minimum of ½ acre per 2 acre park shall be provided. Larger parks shall include open turf as required by the City.
- (D) All plant material shall conform to the American Standards for Nursery Stock and planting shall be done in conformance with the Associated Landscape Contractors of Colorado specifications.

2.50.05 Irrigation System

Drip irrigation systems must be properly installed and filtered to the manufacturer's specifications for open space plantings of trees and shrubs. Raw water pump system or treated water system irrigation shall be designed to provide adequate irrigation supply. The responsible party shall have the system designed and stamped by a licensed landscape architect registered in the State of Colorado utilizing the most current technical standards along with good, sound engineering judgment throughout the design process. The design process shall include coordination with the appropriate water provider. The design process includes the submittal of construction drawings for review and approval of the City.

- (A) Irrigation systems using treated water must have an approved reduced pressure principal back flow device. Yearly certification shall be required.
- (B) All irrigation main and lateral lines shall be a minimum of Class 200 PVC pipe and shall be buried at a minimum depth of 12".
- (C) All rotors and or impacts shall be on swing joints and shall be designed for adequate coverage. For large areas, all sprinklers shall be Rainbird 5000-8005 series rotors, depending on the area to be covered. Smaller irrigated areas shall be Rainbird Pop-ups, Maxi Paws, or Mini Paws. Poly pipe may be used as swing pipe for Pop-ups, Maxi and Mini Paws.
- (D) Irrigation systems shall be fully automated with 1 valve per zone. All valves shall be Rainbird PEB or PESB or approved equal.
- (E) Controller placement shall be located and approved by the City. Controllers shall be

- Rainbird Maxicom 2 system or approved equal with the design capacity of the existing use plus the ability to have a 25% increase for added zones.
- (F) Drip irrigation systems must be properly installed and filtered to the manufacturer's specifications for open space plantings of trees and shrubs.

2.50.06 Trails

Specific trail construction design shall conform to Detail P1.

- (A) All trails shall be designed to conform with the City's trail comprehensive plan.
- (B) Trails shall wander through open space areas to allow individuals to enjoy sights, sounds and wildlife of the park or open space area.
- (C) All trails shall have access to a minimum of one bench or table for a resting area a maximum of every 400 ft. Tables and benches shall conform as per 2.50.00 (C).
- (D) All trail materials shall be approved by the City.
- (E) All trail systems shall provide an access for maintenance and the ability for emergency equipment to access along the entire length of the system.
- (F) All open space multi use trails shall have a degree of access of easier to moderate with no greater running slope of 6% for a length of 100 ft.
- (G) Shoulders shall be clear of all undergrowth and obstructions for a minimum of 1 ft. with a gradual slope of a minimum of 1 ft. on each side.
- (H) Cross slope shall be a minimum of 2% and no greater than 3% to promote drainage for all season use.
- (I) Trails are defined as a two way all season surface with a Standard width of 8 ft.
- (J) The developer must provide appropriate easements, right-of-ways, ditch easements, utilities right-of-ways.

2.60.00

SPORTS PACKAGE

Sports fields may be built in combination with the above parks standards as approved by the City.

If sports fields are considered, they shall comply with the following standards.

Fields Specifications: All fields and or courts shall meet the requirements, specifications, and dimensions of the International Amateur Athletic Federation and the National Collegiate Athletic Association.

- (A) Proper backstops, goals, back boards, etc. shall be included and located as approved by the City.
- (B) An area adjacent to the field shall be available for seating a minimum of 30 persons per team. Bleachers are to be constructed of aluminum frames and seats with the following dimensions. Frames are no less than 2" by 2" by 3/16" angles and channels with the seating to be 2" by 10" aluminum seat planks.
- (C) All provisions of Section 2.50.00 shall apply to the design and construction of the sports fields.

2.70.00

OPEN SPACE AREA

Open space may be built in combination with the above parks standards as approved by the City.

If open space is considered, it shall comply with the following standards.

- (A) The open space area shall include a trail system for walking and biking and shall be built according to Section 2.50.06.
- (B) A minimum of 12 trees shall be planted per acre. No more than 25% of one species shall be allowed.
- (C) A minimum of 16 shrubs shall be installed per acre. No more than 25% of one species shall be allowed.
- (D) Open space areas shall include native grasses and sedges and shall have access to abate noxious weeds.
- (E) HOA maintained open space areas less than 2 acres shall be constructed to the above standards.
- (F) All provisions of Section 2.50.00 shall apply to the design and construction of open space areas.